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SALE

Rooftops

Sales Letting & Management



Suffolk Drive, Wilmslow, SK9

****No Chain****

Ideal Investment

Excellent Location

Close to Schools and Local Amenities

Off Road Parking

Energy Efficiency Rating C

CONVENIENTLY LOCATED!!!! Within walking distance to Lacey Green primary academy, Wilmslow town centre and train station with direct links to Manchester Piccadilly and London Euston, the A-34 bypass, motorway links and Manchester International Airport. Comprising; Entrance porch, lounge/diner with French doors to the rear garden, snug, kitchen with gas hob, electric oven, washing machine, fridge/freezer and door to rear garden. First floor; two double bedrooms, large single bedroom, bathroom with storage cupboard, separate WC. Enclosed rear garden with shed. Energy Efficiency Rating C. PP. PF.

OIRO

£375,000

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Vestibule

UPVC double glazed door to the front elevation, double glazed window to the side elevation, laminate flooring, central ceiling light.

Lounge/Dining Room

19'10" (6m 4cm) x 14'11" (4m 54cm)

Wooden door with glass panes, double glazed window to the front elevation, double glazed French doors to the rear elevation, continuation of the laminate flooring, two central ceiling lights, radiators, power points, TV aerial.

Snug

8'0" (2m 43cm) x 15'11" (4m 85cm)

Wooden door, double glazed window to the front elevation, continuation of the laminate flooring, central ceiling light, radiator, power points.

Kitchen

10'5" (3m 17cm) x 8'6" (2m 59cm)

Double glazed door and window to the rear elevation, a range of wall and base units with wood effect work surfaces over, inset spot lights, tiled flooring, integrated gas hob and electric oven, fridge freezer, dishwasher, washing machine, extractor, power points.

Stairs and Landing

Double glazed window to the side elevation, carpet flooring, central ceiling light, loft hatch, power points.

Bedroom One

12'8" (3m 86cm) x 9'11" (3m 2cm)

Wooden door, double glazed window to the front elevation, central ceiling light, continuation of the laminate flooring, radiator, power points.

Bedroom Two

10'11" (3m 32cm) x 9'9" (2m 97cm)

Wooden door, double glazed window to the rear elevation, central ceiling light, continuation of the laminate flooring, radiator, power points.

Bedroom Three

8'9" (2m 66cm) x 9'6" (2m 89cm)

Wooden Door, double glazed window to the rear elevation, continuation of the laminate flooring, radiator, power points.

Bathroom

8'10" (2m 69cm) x 6'8" (2m 3cm)

Wooden door, double glazed window to the rear elevation, inset spot lights, tiled flooring, bath with

Floorplans



shower over, pedestal wash hand basin, storage cupboard, radiator.

WC

Wooden door, double glazed window to the rear elevation, tiled flooring, inset spot lights, low level WC, radiator.

Outside Space

To the front of the property there is a paved driveway with parking for two cars, mature plants and hedging and to the rear there is an enclosed rear garden laid to lawn with patio area and mature planting.

Disclaimer

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

Disclaimer.

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burner's, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.